026.0	0003	0001.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,215,100 / 1,215,100
					USE VALUE: 1,215,100 / 1,215,100
					ASSESSED: 1,215,100 / 1,215,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PELLEGRINO MICHAEL
Owner 2:	
Owner 3:	
Street 1:	41 MARATHON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARONS MARK D/TRUSTEE -
Owner 2:	41 MARATHON TRUST -
Street 1:	1 GARFIELD CIR
Twn/City:	BURLINGTON
St/Prov:	MA Cntry:
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Vinyl Exterior and 3022 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7000.000	705,800	5,300	504,000	1,215,100
Total Card	0.161	705,800	5,300	504,000	1,215,100
Total Parcel	0.161	705,800	5,300	504,000	1,215,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.15 | /Parcel: 402.1

Legal Description

User Acct

17644

GIS Ref

GIS Ref

Insp Date

07/18/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 026.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	705,600	5300	7,000.	504,000	1,214,900	1,214,900	Year End Roll	12/18/2019
2019	104	FV	505,700	5300	7,000.	535,500	1,046,500	1,046,500	Year End Roll	1/3/2019
2018	104	FV	429,500	5300	7,000.	390,600	825,400	825,400	Year End Roll	12/20/2017
2017	104	FV	373,600	5300	7,000.	340,200	719,100	719,100	Year End Roll	1/3/2017
2016	104	FV	373,600	5300	7,000.	289,800	668,700	668,700	Year End	1/4/2016
2015	104	FV	332,500	5300	7,000.	283,500	621,300	621,300	Year End Roll	12/11/2014
2014	104	FV	332,500	5300	7,000.	233,100	570,900	570,900	Year End Roll	12/16/2013
2013	104	FV	346,100	5300	7,000.	221,800	573,200	573,200		12/13/2012

!2153!

PRINT

Date	Time
12/10/20	17:38:04

LAST REV

Date	Time
10/04/19	10:25:06

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2153

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARONS MARK D/T	70187-29		11/3/2017		1,250,000	No	No		
BARONS CUSTOM H	68357-244		11/7/2016	Convenience	1	No	No		
DUGGAN JAMES L	67541-335		6/30/2016	Change>Sale	830,000	No	No		
MC ELROY SHIRLE	33938-175		10/30/2001	Family	1	No	No		
	13431-641		5/1/1978		40,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2018	1399	Insulate	2,000	C				
5/14/2018	601	Insulate	2,460					
3/27/2018	322	Heat App	8,000					
7/14/2016	978	Redo Kit	45,000		7/14/2016			Replace kitchen an
10/21/2013	1564	Re-Roof	5,875	C				
9/17/2008	1144	New Wind	8,300					
5/9/2005	349	New Wind	3,690					
11/18/2002	966	New Wind	1,200					

ACTIVITY INFORMATION

Date	Result	By	Name
2/5/2018	SQ Returned	MM	Mary M
7/18/2017	Measured	DGM	D Mann
7/18/2017	Left Notice	DGM	D Mann
7/17/2017	Permit Visit	DGM	D Mann
7/10/2017	MEAS&NOTICE	KB	Kevin B
1/28/2014	Info Fm Prmt	EMK	Ellen K
1/20/2009	Meas/Inspect	345	PATRIOT
11/5/1999	Inspected	267	PATRIOT
10/1/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	17644
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 504,000 | Spl Credit | Total: 504,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03659797
Const Adj.:	1.02645504
Adj $ / SQ:	180.884
Other Features:	124500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	739882
Depreciation:	34035
Depreciated Total:	705848

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
1	6	2	1
Totals			
2	14	5	

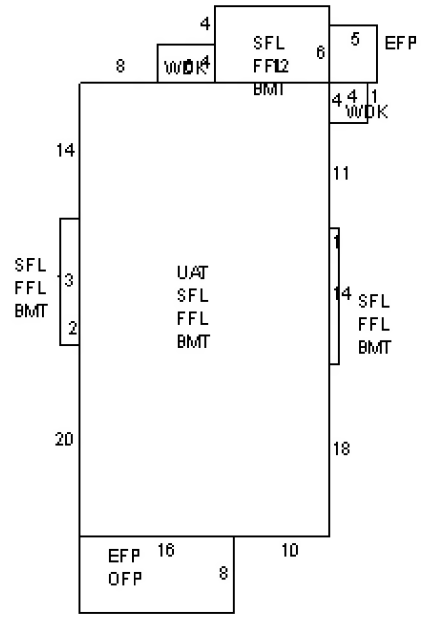
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.88
Special Features:	0	Val/Su Net:	149.98
Final Total:	705800	Val/Su SzAd	259.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,358	54.270	73,692
FFL	First Floor	1,358	180.880	245,640
SFL	Second Floor	1,358	180.880	245,640
UAT	Upper Attic	306	126.620	38,682
EFP	Enclos Porch	158	45.630	7,210
OFP	Open Porch	128	30.170	3,862
WDK	Deck	40	16.420	657
	Net Sketched Area:	4,706	Total:	615,383
Size Ad	2716	Gross Are	5622	FinArea 3022

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X20	A	AV	1919	20.95	T	40	104			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300